



Evette Yu
600
108th Ave NE
Bellevue, WA 98004

Re: Project #3037857-LU

Correction Notice #1

Review Type ZONING
Project Address 106 NW 36TH ST
SEATTLE, WA 98107
Contact Email evette.yu@mza-us.com
SDCI Reviewer Glenda Rader
Reviewer Phone (206) 733-9695
Reviewer Email Glenda.Rader@seattle.gov
Owner Shuang Zhang

Date July 28, 2021
Contact Phone (425) 559-7584

Address Seattle Department of Construction and
Inspections
700 Fifth Ave
Suite 2000
PO Box 34019
Seattle, WA 98124-4019

Applicant Instructions

You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".

***** Respond by providing a written response to each correction AND identify changes to drawings since initial review. *****

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

Corrections

1. Blank Façade

The blank façade calculation along 1st Ave NW appear to be in accurate. The wall area is illustrate a solid wall without windows or other opening but the associated calculations do not reflect that. Please revise the calculations or provide clear illustrations, notes or other supporting documentation on the plans that clearly support your calculations.

2. Transparency

Revise the calculations for the 1st Ave NW façade to document the dimension of each transparent segment so that the numbers can be checked.

3. Commercial Depth

Please revise the depth illustration on sheet A011 to include the linear dimension of the commercial space western wall of retail space A.

4. Street Level Floor Height

Please revise the plan set to illustrate and dimension the street level height of the commercial space to demonstrate that it complies with SMC 23.47A.008.B.4.

5. Building Height

Revise the average grade illustration on sheet A005. Please review Director's Rule 2-2012 and select one of the methods outlined to calculate average grade. In addition revise the illustrate the clearly in bold dark type show the contours and their corresponding grades.

6. Floor Area Ratio

The proposed floor area ratio differs between land use analysis table and area schedule. Please provide additional information to describe why these two number differ or revise them to agree.

7. Setbacks

Revise the plans to document compliance with the required setbacks listed in SMC 23.47A.014.B.1 and B.2.

8. Parking

Please revise the level 1 floor plan to document the slope of the driveway access, the width of the garage entrance and the length of all proposed parking spaces.

9. EV Parking

Revise the plans to illustrate compliance with electric vehicle parking requirements of SMC 23.54.030.L

10. Departure Request

Revise the plans to reflect the following:

*Remove the word "approved" from the departure table.

*Revise the wording on the request to clearly state only that access to parking is sought from 1st avenue even though access is also being established from the alley.

*the currently empty section is where you explain the design and why you feel access from the street benefits the application and enhances the design.

11. Alley

Alley improvement is required as outlined in SMC 23.53.030.E.1.a

12. Vehicular Access

Revise the site plan to dimension the proposed sight triangle and curb cut width along 1st Ave NW and provide a section that document the driveway slope.

13. Solid Waste Storage

Revise the floor plan to document the location and dimension the size of the proposed trash and recycling room for the building.